086.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	636,300 / 636,300
					USE VALUE:	636,300 / 636,300
					ASSESSED:	636,300 / 636,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		EVERGREEN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEAL DOMINIC
Owner 2:	MCCANN AMANDA
Owner 3:	
Street 1:	17 EVERGREEN LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZANNONI ELENA -
Owner 2:	-
Street 1:	17 EVERGREEN LN
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,965 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Clapboard Exterior and 1574 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3965.000	259,000		377,300	636,300
Total Card	0.091	259,000		377,300	636,300
Total Parcel	0.091	259,000		377,300	636,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.39 | /Parcel: 404.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 54167

GIS Ref

GIS Ref

Insp Date 03/04/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 086.0-0001-0002.0

!6988!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,000	0	3,965.	377,300	636,300	636,300	Year End Roll	12/18/2019
2019	101	FV	210,500	0	3,965.	371,900	582,400	582,400	Year End Roll	1/3/2019
2018	101	FV	210,500	0	3,700.	281,400	491,900	491,900	Year End Roll	12/20/2017
2017	101	FV	210,500	0	3,700.	265,500	476,000	476,000	Year End Roll	1/3/2017
2016	101	FV	210,500	0	3,700.	244,300	454,800	454,800	Year End	1/4/2016
2015	101	FV	198,900	0	3,700.	228,300	427,200	427,200	Year End Roll	12/11/2014
2014	101	FV	197,200	0	3,700.	210,300	407,500	407,500	Year End Roll	12/16/2013
2013	101	FV	197,200	0	3,700.	210,300	407,500	407,500		12/13/2012

PRINT

Date	Time
12/10/20	21:40:32

LAST REV

Date	Time
03/27/20	08:39:37

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6988

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZANNONI ELENA,	71864-577	1	11/9/2018	Portion-Asst	807,000	No	No		Deed indicated 4000 sqft of land Arlington is
ZANNONI ELENA	35272-292		4/15/2002	Family	1	No	No		
NEHRKORN THOMAS	24578-130		5/31/1994		180,000	No	No		Y

USER DEFINED

Prior Id # 1:	54167
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	245	Redo Kit	49,500	O				
8/26/2016	2103	Wood Dec		C				repair deck
4/4/2014	294	Redo Bat	7,000					
6/2/2010	544	Window/S	12,000					8 REPLACEMENT WIND
3/29/2007	186	Manual	23,000			G8	GR FY08	STRUCTURAL REPAIRS
2/1/2006	68	Re-Roof	9,375					
4/10/1992	125		8,000					PORCH TO BATH

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2014	Info Fm Prmt	PC	PHIL C
3/4/2009	Info At Door	372	PATRIOT
8/2/2001	MLS	MM	Mary M
3/10/2000	Inspected	264	PATRIOT
2/1/2000	Mailer Sent		
2/1/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3965		Sq. Ft.	Site		0	70.	1.36	6									377,265						377,300	

Total AC/HA: 0.09102 | Total SF/SM: 3965 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 377,265 | Spl Credit | Total: 377,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOWQ		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	175.048
Other Features:	79000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351851
Depreciation:	92889
Depreciated Total:	258962

COMMENTS

Land size adjusted after speaking with customer and Town of Lexington total lot size 4000 sq ft. Lexington has 35 sq ft.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

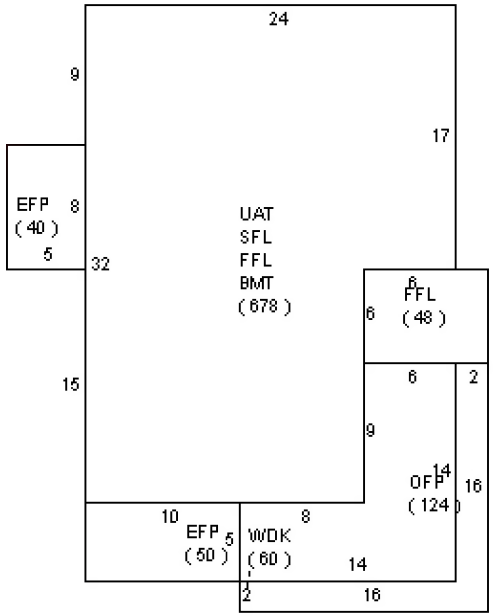
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	157.54
Special Features:	0	Val/Su Net:	102.53
Final Total:	259000	Val/Su SzAd	184.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	726	175.050	127,085
BMT	Basement	678	52.510	35,605
SFL	Second Floor	678	175.050	118,683
UAT	Upper Attic	170	122.530	20,769
OFP	Open Porch	124	29.730	3,686
EFP	Enclos Porch	90	57.330	5,159
WDK	Deck	60	15.960	958

Net Sketched Area:	2,526			Total:	311,945
Size Ad	1404	Gross Are	3034	FinArea	1574

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

086.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	